

FILED  
TITLE TO REAL ESTATE - Presently owned by MASON K. EDWARDS & CHARLES E. McPHERSON, Attorneys at Law  
Greenville, S. C. - Greer, S. C.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

MAR 3 8 41 AM '71  
OLLIE FARNSWORTH  
R.M.C.

Greenville  
7.70

KNOW ALL MEN BY THESE PRESENTS, that I, CHARLES E. McBRIDE, JR.,

in consideration of Seven Thousand (\$7,000.00) plus assumption of mortgage Dollars,  
the receipt of which is hereby acknowledged, have granted, bargained, sold, as stated below  
and released, and by these presents do grant, bargain, sell and release  
unto MASON K. EDWARDS, his heirs and assigns forever:

ALL that certain parcel or lot of land situated on the east side of Pine Street in the City of Greer, Chick Springs Township, Greenville County, State of South Carolina designated as Lot No. 10 of the Leila W. Cunningham property according to plat recorded in Plat Book "G", page 212, R.M.C. Office for Greenville County, and having the following courses and distances, to-wit:

BEGINNING at an iron pin on east side of Pine Street, corner of Lot No. 9 and running thence along line of Lot No. 9, S. 72-20 E. 126.7 feet to an iron pin; thence N. 17-40 E. 53 feet to stake; thence N. 2-50 E. 41 feet to iron pin, corner of Lot No. 11; thence along line of same, N. 87-10 W. 125 feet to east side of Pine Street; thence along said street, S. 2-50 W. 15 feet to bend; thence S. 16-03 W. 47 feet to the beginning corner.

This is the same property conveyed to the grantor herein by deed recorded in Deed Book 828 at page 648 in the R.M.C. Office for Greenville County.

This conveyance is subject to all restrictions, zoning ordinances, set back lines, roadways, easements, and rights-of-way, of record, if any, affecting the above described property.

As a part of the consideration herein, Grantee assumes and agrees to pay that certain mortgage given to Woodruff Federal Savings and Loan Association by the Grantor, recorded in Mortgage Book 1073 at page 683 in the R.M.C. Office for Greenville County. Said mortgage having a principal balance of \$10,495.64.

Grantee to pay taxes for 1971.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee(s)'s heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor(s)'s heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee(s)'s heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s) hand(s) and seal(s) this 2nd day of March 1971.

SIGNED, sealed and delivered in the presence of:

*Charles E. McBride, Jr.* (SEAL)  
Charles E. McBride, Jr.

*Linda J. Laws*  
*Ronald K. Edwards*



STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s) act and deed deliver the within deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 2nd day of March 1971.

*Ronald K. Edwards* (SEAL)  
Notary Public for South Carolina, Notary Public, South Carolina State at Large  
My Commission Expires Sept. 27, 1977

*Linda J. Laws*

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantor(s) and the grantor's(s)'s heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 2nd day of March, 1971.

*Ronald K. Edwards* (SEAL)  
Notary Public for South Carolina, Notary Public, South Carolina State at Large  
My Commission Expires Sept. 27, 1977

*Patsy J. McBride*  
Patsy J. McBride

RECORDED this 3rd day of March 1971 at 8:41 A.M. No. #20236

385-615-11-4